159.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,273,800 / 1,273,800
					USE VALUE:	1,273,800 / 1,273,800
					ASSESSED:	1,273,800 / 1,273,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALOW JEFFREY &
Owner 2:	DIAMOND-CALOW RACHEL
Owner 3:	
Street 1:	133 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM -
Owner 2:	-
Street 1:	12 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Copm. Clap Exterior and 3011 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

Charles MacG

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	832,800		441,000	1,273,800
Total Card	0.161	832,800		441,000	1,273,800
Total Parcel	0.161	832,800		441,000	1,273,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.12 /Parcel: 423.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106085

GIS Ref

GIS Ref

Insp Date 06/30/18

!12450!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	832,800	0	7,000.	441,000	1,273,800		Year end	12/23/2021
2021	101	FV	789,500	0	7,000.	441,000	1,230,500		Year End Roll	12/10/2020
2020	101	FV	789,700	0	7,000.	441,000	1,230,700	1,230,700	Year End Roll	12/18/2019
2019	101	FV	614,300	0	7,000.	441,000	1,055,300	1,055,300	Year End Roll	1/3/2019
2018	101	FV	614,300	0	7,000.	371,700	986,000	986,000	Year End Roll	12/20/2017
2017	101	FV	614,300	0	7,000.	340,200	954,500	954,500	Year End Roll	1/3/2017
2016	101	FV	614,300	0	7,000.	289,800	904,100	904,100	Year End	1/4/2016
2015	101	FV	600,500	0	7,000.	252,000	852,500	852,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:46:41

LAST REV

Date	Time
08/04/21	10:03:33
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	61913-323		5/31/2013		975,000	No	No		
MAC GAULEY VICT	60229-258		10/12/2012	Estate/Div	1	No	No		
MAC GAULEY VICT	60229-255		10/12/2012	Estate/Div	275,000	No	No		Victoria MacGauley dod 06/26/04
MACGAULEY VICTO	27339-263		5/30/1997	Family	1	No	No		

USER DEFINED

Prior Id # 1:	106085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1485	Redo Bas	10,600	C				
4/4/2014	293	Solar Pa	52,064					
1/22/2013	93	Heat App	10,000					INSTALL FURNACE IN
11/14/2012	1487	New Buil	200,000					CONSTRUCT SF DWELL
10/24/2012	1415	Foundati	12,000	C				FOUNDATION FOR SF
10/18/2012	1344	Demoliti	10,000	C				Demo single family
10/3/1994	519	Manual	6,500					V/SIDING
12/11/1942	1487	New Buil	200,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2021	Permit Visit	DGM	D Mann
6/30/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
7/5/2013	Meas/Inspect	JBS	JOHN S
6/24/2013	MLS	BR	B Rossignol
5/1/2013	Info Fm Prmt	EMK	Ellen K
10/24/2008	Meas/Inspect	345	PATRIOT
1/7/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04237664
Const Adj.:	0.97990203
Adj $ / SQ:	132.786
Other Features:	127487
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	837856
Depreciation:	5027
Depreciated Total:	832829

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

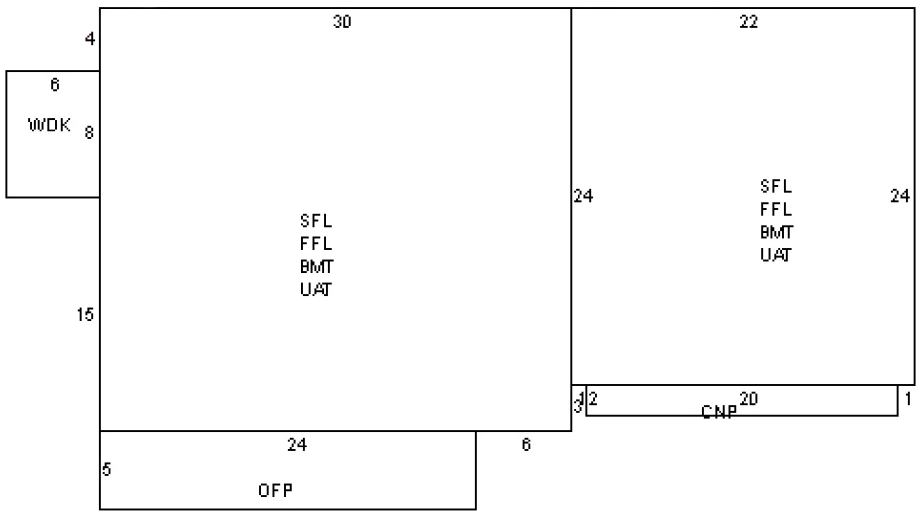
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.87
Special Features:	0	Val/Su Net:	182.75
Final Total:	832800	Val/Su SzAd	311.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,338	49.790	66,625
FFL	First Floor	1,338	132.790	177,667
SFL	Second Floor	1,338	132.790	177,667
UAT	Upper Attic	335	53.110	17,767
OFP	Open Porch	120	29.640	3,557
WDK	Deck	48	15.680	753
CNP	Canopy	40	58.790	2,352
	Net Sketched Area:	4,557	Total:	446,388
Size Ad	2676	Gross Area	5560	FinArea 3011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	